



**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, APRIL 21, 2026**

Mayor Kuretski called the meeting to order at 7:00 P.M.

Roll Call: Mayor Jim Kuretski; Vice-Mayor Phyllis Choy; Councilor Ron Delaney; Councilor Dan Guisinger; Councilor Malise Sundstrom; Town Manager Frank Kitzerow; Town Attorney Thomas J. Baird and Town Clerk Merriane Lahmeur.

PRESENTATION

1. FYE 2025 Audit Presentation Discussion and Findings – Moises Ariza, CPA Presenting.

Mr. Moises Ariza provided an overview of the Town Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2025, which included the Independent Auditors' Report and Opinions, Management's Discussion and Analysis, basic financial statements and footnotes, statement of activities, snapshot of investment portfolio, capital assets, internal control report, compliance report, schedule of expenditures of federal awards, and different audits completed (CRA, Town and Federal). Mr. Ariza noted their opinion was considered a clean opinion and said there were no instances of noncompliance (unmodified and highest regard).

Councilor Sundstrom noted that she had attended the Audit Committee meeting and requested a recap of information presented on page 100. Mr. Ariza stated the information was related to the Municipal Officers' Retirement Trust, and that he had reported that the Trust is funded at 94%, which is much higher than their other clients, and the highest it has ever been funded, and that it was something to be proud of.

Councilor Sundstrom inquired whether any findings were identified in the current or previous audits and asked what percentage of municipalities typically receive findings. Mr. Ariza responded that this information is publicly available on both the municipality's website and the Florida Auditor General's website. He stated that for the Town, they had no findings or recommendations to report, which is not typical. He further stated that approximately half of their clients receive findings and recommendations at year-end.

Mayor Kuretski expressed the Council's gratitude to the Audit Committee members and shared appreciation for the clear and effective presentation style.

Vice-Mayor Choy also thanked Staff and the auditing firm for their work.

2. JFRD Update.

Fire Chief Donatto provided the most recent update on the Jupiter Fire Rescue Department, which included an overview of the upcoming timeline and the hiring of the operational personnel. He expressed his gratitude to the Human Resources Department (HR) for their dedication, noting that HR had helped JFRD hire 107 new employees within a few months.

He highlighted the frontline leadership experience, which included 12 Captains, 12 Lieutenants, and 12 Driver Engineers, each bringing extensive combined years of fire service. In addition, 54 Firefighter Paramedics and EMTs contributed significant knowledge. He also stated that all trainees who attended fire EMT school had graduated.

Fire Chief Donatto next outlined the next steps for JFRD. He stated that from May 11 to 29, the 36 frontline leaders would begin orientation and training. From June 1 to 5, 54 firefighters would join and begin orientation and training. Beginning June 6, a total of 93 operational personnel, including battalion chiefs, would start and begin an intensive four-month training program.

Fire Chief Donatto noted that the department remained on schedule and on budget.

CITIZEN COMMENTS

Mr. Eric Weitze, resident of Ocean Grande, stated his concerns regarding the sidewalks at the beach and informed Council he had reached out to County Commissioner Maria Marino for assistance.

MINUTES

3. April 7, 2026, Town Council Meeting Minutes.

Councilor Guisinger moved to approve the April 7, 2026, Town Council Meeting Minutes; seconded by Vice-Mayor Choy; motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

CONSENT AGENDA

All items listed in this portion of the agenda are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilor or citizen so requests; in which event, the item will be removed and considered at the beginning of the regular agenda.

Councilor Delaney moved to approve the Consent Agenda; seconded by Councilor Sundstrom; motion passed.

Kuretski
Yes

Choy
Yes

Delaney
Yes

Guisinger
Yes

Sundstrom
Yes

PUBLIC BUSINESS

4. Approving the Purchase of Two Skydio Drones and Software from Axon Enterprises, Inc. in the amount of \$52,154.
5. Approving a Purchase Order to Flagler Technologies for Managed Detection and Response Licensing in the amount of \$119,502.
6. Amending the Funding Schedule for the Utilities Generator Maintenance Services Contract (W2537) with OnsiteGenPros LLC.
7. Approval of Agreement with Rep Services, Inc. for Playground Equipment Purchase and Installation at Heights of Jupiter Park, Abacoa Community Park, and Jupiter Community Center in the Amount of \$1,871,982
8. **Resolution 42-26**, Approving the Award of EPW 2026-11, Sea Grape Trimming and Exotic Removal to K&S Services of South Florida, Inc. in the amount of \$375,150.
9. **Resolution 47-26**, Approving the Renewal of Printing, Binding and/or Mailing Services Contract with Southeastern Printing Co., Inc. in the annual amount of \$87,568.
10. **Resolution 49-26**, Authorizing a Premium Holiday through the Town's Insurance Fund for Employees and the Town for the Months of May and June 2026.

REGULAR AGENDA

PUBLIC HEARING

11. **Jupiter Christian School Legacy Campus (fka Hawkeye)–**
 - A. **Ordinance 21-26, First Reading** — Future Land Use Map amendment from General Industrial with Bioscience Research Protection Overlay to High Density Residential, on 18.0± acres generally located east of I-95, north of Jupiter Park Drive, and 180± feet west of Capital Street;
 - B. **Ordinance 23-26, First Reading** — Future Land Use Map amendment from General Industrial with Bioscience Research Protection Overlay to Public Institutional, on 38.6± acres generally located east of I-95, 770± feet south of Indiantown Road, and 180± feet west of Capital Street;
 - C. **Ordinance 22-26, First Reading** - Zoning Map amendment from Industrial, Park, Light Industry (I-1) to Residential, Limited Multifamily (R-3) on 18.0± acres generally located east of I-95, north of Jupiter Park Drive, and 180± feet west of Capital Street; and,
 - D. **Ordinance 24-26, First Reading** - Zoning Map amendment from I-1 to Public/Institutional (PI) district, on 38.6± acres generally located east of I-95,

770± feet south of Indiantown Road, and 180± feet west of Capital Street.
(Second Reading TBD)

Councilor Sundstrom requested that the Item be postponed. She stated that Council had received a draft developer's agreement the previous evening and, given their fiduciary duty to residents, expressed concern over the incomplete information, including the staff analysis. She noted that the proposal requested the Town pay \$11 million dollars for the cost of a new road, which exceeded the Town's budget, and that there was no proposed proportionate fair-share agreement. She requested the Item to be postponed to allow Staff and the Applicant sufficient time to resolve critical deficiencies in the record related to the proportionate fair-share agreement, the staff analysis, and the developer's agreement.

Mayor Kuretski expressed his agreement and understanding of the concerns; however, he explained that the project application could not move forward without first understanding the Town's position on the land use and zoning items. He noted that a site plan would need to be approved by Council before anything could proceed.

Councilor Sundstrom commented that the application is unique in that it is dependent on the delivery of infrastructure, and the project doesn't exist without infrastructure, and there is currently no clear understanding of the developer's contributions or the Town's.

Councilor Delaney stated that the property was landlocked and that a road is necessary for it to be developed. He indicated that the Applicant might need to pay for a portion of the road, noting that the development agreement currently stated that the Town would be responsible for the full cost. He added that he was not prepared to move forward and that the Item needed to be reworked.

Councilor Guisinger stated that he would like to see a more integrated plan that includes roadway construction and right-of-way acquisitions that are phased with the development of the property. He noted that none of that currently exists.

Vice-Mayor Choy clarified that the discussion was not a lack of support for Jupiter Christian School, but the Council needed additional information, emphasizing that the \$11 million request was significant. She supported the motion to postpone.

Mayor Kuretski opened the Item up for Public Comment:

Mr. Donald Barnes, Jupiter Christian School Board Chairman, expressed his disappointment and stated that they had been requested to submit a draft developer's agreement and that it was expected for it to be modified. He also

expressed his disappointment at not being notified in advance regarding the postponement.

Mayor Kuretski responded that the Council had received the document late the day before, and it opened up a lot of questions and concerns regarding expectations on the part of both parties to enable a project such as this to proceed.

Councilor Sundstrom moved to postpone Ordinances 21-26, 22-26, 23-26 and 24-26; seconded by Councilor Guisinger; motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
No	Yes	Yes	Yes	Yes

The Council recessed from 7:45 p.m. to 7:50 p.m.

12. Ordinance 27-26, Second Reading, Establishing Procedures for Authorization of a Fire Special Assessment on Properties within the Town of Jupiter.

Mr. Scott Reynolds, Director of Finance, provided a brief presentation outlining the framework for the non-ad valorem assessment. His presentation included an overview of the proposed Ordinance, available funding options, potential immediate savings for property owners, and the next steps along with a timeline.

Councilor Guisinger inquired whether the \$2.1 million in sales tax referenced on page 3 would come from the Town's General Fund. Mr. Reynolds confirmed that it would and explained that these funds could be allocated for any purpose designated by the Council. He also noted that the Town had previously used these funds for debt service.

Councilor Delaney noted the projected \$10 million in savings associated with the non-ad valorem assessment. Mr. Reynolds presented details regarding the applicable fees, administrative process, and required public notices. He emphasized that the process was designed to be as transparent as possible and is fully outlined within the Ordinance.

Mayor Kuretski addressed concerns related to public misperception and the reported deficit. He referenced Palm Beach Gardens example and requested confirmation of its accuracy. Mr. Reynolds confirmed the information. Mayor Kuretski discussed outstanding bond debt and its implications.

Vice-Mayor Choy expressed appreciation for the clarity and thoroughness of the presentation, noting that tangible savings were effectively demonstrated for residents.

Councilor Sundstrom stated that the presentation represented a positive step forward in communicating the Ordinance’s impact. Mr. Reynolds acknowledged and thanked the Community Relations team for their contributions.

Mayor Kuretski reiterated the anticipated savings on residents’ tax bills and referred to a specific example discussed at the previous Council meeting that he found concerning. He noted that this example was based on information provided in the study and would form the basis for the first year.

The title for Ordinance 27-26 was read by Mr. Baird.

Councilor Delaney moved to approve Ordinance 27-26, Second Reading; seconded by Councilor Guisinger; motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
No	Yes	Yes	Yes	Yes

REPORTS

TOWN ATTORNEY –

- Property Purchase – Mr. Baird reported that the Town had located a piece of property that it is interested in purchasing. He stated that a letter of intent had been signed and negotiations were ongoing, but that the property owner indicated another buyer was also interested in the property and was requesting that the Town sign an Option Agreement within the next 48 hours. Mr. Baird noted that a Real Estate Agreement would still come back before Council for approval at the May 5 Council meeting, and that there would still be an inspection period after the execution of that Agreement. He requested permission to secure the property and have the Option Agreement executed.

Mayor Kuretski expressed his support for the action and securing the property.

Vice-Mayor Choy inquired about the use of the property, and Mr. Kitzerow, Town Manager, explained it would be used for possible consolidation of services for the Town.

Councilor Delaney moved to authorize the Town Manager to execute the Option Agreement for the property; seconded by Counselor Guisinger; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

TOWN MANAGER –

- JCS Legacy Campus - Mr. Kitzerow addressed a comment made during public comment requesting pre-notification of an anticipated outcome of an Agenda Item, and explained that, as with any Agenda Item, there is no way for any Council Member to know what the outcome will be prior to a meeting.

- Finance Department – Mr. Kitzerow expressed gratitude to Mr. Reynolds and his team for all of the great work that they do. He noted the stellar results from the audit, which included 150 pages of analysis and took over four months to complete. Mr. Reynolds requested to specifically recognize and thank Mark Rady, Senior Accountant, who took on a heavier load this year.
- JFRD - Mr. Kitzerow reported that three of the Town’s recruits had graduated from the Fire Academy. He noted that one of them had been selected to serve as the Class Captain and Leader for both EMT and Fire training phases, another received the Edward F. Croker Outstanding Student Award, and another one received the David Horowitz Academic Award and the Geoff Cooper Academic Award for both EMT training and Fire training respectively. JFRD’s new firefighters received three of the four awards presented to the class.
- Cinquez Fire Station – Mr. Kitzerow reported that as part of the construction for the station located next to Cinquez Park, the western entrance to the park and the access road through the park are currently closed to traffic in order to allow for the replacement of the curbs and sidewalks and repaving of the roadway. Work began on April 9 and will conclude the week of May 4.
- Street Resurfacing - Mr. Kitzerow provided an update on three major projects. Work on Dolphin Drive will begin on April 27, Resurfacing on Egret Landing is scheduled to start this month, and work on New Haven is expected to start early summer. Mr. Kitzerow stated that the Town is using post cards and social media to notify residents.
- Employee Recognition - Mr. Kitzerow recognized and congratulated Tony DiCuia, Utilities Chief Plant Operator, for being awarded the FDEP 2025 Portable Water Plant Excellence Award, noting the award is given to those who demonstrate excellence, innovation and leadership in water treatment operations and maintenance.

**TOWN COUNCIL – LIAISON REPORTS AND COMMENTS –
COUNCILOR GUISINGER:**

- Finance Department - Councilor Guisinger recognized and congratulated Mr. Reynolds and the Finance team for their efforts in obtaining a clean and unmodified audit, noting that it was a testament to their due diligence in maintaining strong financial practices.
- Great American Cleanup - Councilor Guisinger thanked the Town Staff for a great event with a lot of participation from Town employees, who assisted in cleaning up the campus.

COUNCILOR SUNDSTROM:

- JCS Legacy Campus - Councilor Sundstrom provided clarification on her motion to postpone the Agenda Item. She explained that because the Items were land use and zoning amendments, action would either give entitlements or remove entitlements, and she did not feel she had enough information to proceed. She stated they had received last-minute information, and she had concerns regarding

traffic and questions about the proposed related funding structures. She noted how complex the project was, and the possible impact to other projects as well as a major arterial road, which would impact all residents. She further explained that she felt at this time she couldn't support the project due to the lack of information but wanted to give more time for details to be worked out because of its complexity.

MAYOR KURETSKI:

- Town Manager - Mayor Kuretski reminded everyone that they needed to complete the annual performance evaluation for the Town Manager. Mayor Kuretski explained the Town Council process of each member meeting one-on-one with the Town Manager to provide a performance review. He noted that once that process was complete, the Council would discuss any compensation adjustments on the dais.
- Connect with Council – Mayor Kuretski explained that he had met two residents, who live in a community off of Bush Road, north of Toney Penna Drive. He relayed that they had safety concerns with the roadway improvement projects that were taking place in the area. Mayor Kuretski shared a recent experience in the same area where trucks were blocking a lane on Bush Road but noted that these vehicles belonged to workers doing work for TECO. He stated that these types of blockages from work trucks are occurring more frequently. He requested Staff provide clarification and guidance for when trucks are allowed to block roadways. Mr. Kitzerow requested individuals to contact the Town so that the police can be called to address these types of matters.
- Commercial Center on Maplewood - Mayor Kuretski shared that one evening he had observed three landscapers maintaining the commercial center across from the elementary school blowing leaves into the roadway. He requested Staff share with the Council rules on this activity as well.
- JCS Legacy Campus - Mayor Kuretski stated that even though he did not vote for the motion, he recognized they all have the same type of concerns. He explained that he thought it was premature to call the document they had received a "Developer's Agreement." Noting that there is no developer until there is a site plan. Councilor Sundstrom explained that her concerns were more with the content of the agreement than with what the agreement was called. There was brief discussion on when an agreement would typically come forth for action.

COUNCILOR DELANEY:

- JCS Legacy Campus - Councilor Delaney explained the responsibilities put on the Town in the agreement for road expansion had caught him off guard. He stated that he was glad he did not have to vote against it tonight, since he needed more information. He also explained that they receive a large number of complaints about traffic on east Indiantown Road, and any development and road expansion would need to have a positive impact on traffic.
- Finance Department - Councilor Delaney expressed gratitude to Mr. Reynolds and the Finance team for their great work.

VICE-MAYOR CHOY:

- Finance Department - Vice-Mayor Choy expressed gratitude to Mr. Reynolds and the Finance team for their great work.
- JFRD - Vice-Mayor Choy expressed appreciation for JFRD and the Human Resources team for all of their hard work.

ADJOURNMENT – 8:33 P.M.

Merriane Lahmeur, Town Clerk